

S U M M A R Y

FILE NO.	2209	Thomas Guide Map No.	718
		Date Received:	09/26/05
		Date Completed:	09/28/05
		Date Distributed:	10/03/05
ENTITY	City of Maple Valley	Date Filed:	
ACTION	Petition for Annexation	Expiration 45 Days:	11/12/05
TITLE	Summit Pit – Site No. 27	Board Meeting:	10/11/05

Location The Summit Pit (Site 27) Annexation Area is located within the southeastern quadrant of the City of Maple Valley. This site is a portion of an unincorporated “island.” It is bordered on the north, south and west by the City of Maple Valley. The northern site boundary is formed by SE 270th Street (if extended). The southern border of the site is formed by SE 273rd Street (if extended). The Elk Run Golf Course and 237th Avenue SE form the western border of the site.

The eastern boundary of the Summit Pit (Site 27) site is formed in part by the City of Maple Valley (238th Place SE) and in part by an unincorporated parcel under the ownership of the Tahoma School District.

(Note: The City of Maple Valley is simultaneously proposing annexation of Site 34/Tahoma School District property. With that annexation, an “island” of unincorporated land would be annexed to the City of Maple Valley.)

Land Area Nine acres (One parcel)

Land Use Vacant land

Estimated Population None

Assessed Valuation \$328,800.

County Comprehensive Plan Designation Urban Residential Use

County Zoning Single Family R-4 (4 dwelling units per acre)

City Comprehensive Plan Pre-Annexation Designation: Urban Residential Uses (Medium Density)

City Zoning Pre-Annexation Zoning: Residential R-12 (12 units/ acre)

District Comprehensive Plan The City of Maple Valley Comprehensive Plan includes plans for provision of public services.

District Franchise The City of Maple Valley has a currently valid franchise agreement that will be effective in the Summit Pit (Site 27) Annexation Area.

Urban Growth Area (UGA) The Summit Pit Area (Site 27) is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Maple Valley Comprehensive Plan.

SEPA Declaration An Environmental Checklist was prepared for this action. The Checklist meets the requirements of WAC 197-11. A Determination of Non-Significance was issued for the Summit Pit (Site 27) Annexation in March 2005.

(Note: The Environmental Checklist was voluntarily prepared by the City of Maple Valley. Pursuant to RCW 43.21C.222, there is no requirement for environmental review for land annexations.)

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: City of Kent

Fire Districts: Maple Valley Fire and Life Safety (District No.43)

Water Districts: Covington Water District

Sewer Districts: Soos Creek Sewer District

School District: Tahoma School District No. 409

SUMMARY (File No. 2209)

The City of Maple Valley proposes the Summit Pit Annexation (Site 27) at nine acres under a petition method, pursuant to RCW 35A.14.420. The Summit Pit Area (Site 27) includes one parcel which is under private ownership. The Maple Valley City Council adopted the petition for annexation in October 2004.

The Summit Pit (Site 27) Annexation Area is located within the southeastern quadrant of the City of Maple Valley. This site is a portion of an unincorporated "island." It is bordered on the north, south and west by the City of Maple Valley. The northern site boundary is formed by SE 270th Street (if extended). The southern border of the site is formed by SE 273rd Street (if extended). The Elk Run Golf Course and 237th Avenue SE form the western border of the site. The eastern boundary of the Summit Pit site is formed in part by the City of Maple Valley (238th Place SE) and in part by an unincorporated parcel under the ownership of the Tahoma School District.

(Note: The City of Maple Valley is simultaneously proposing annexation of the Tahoma School District property. With that annexation, an "island" of unincorporated land would be annexed to the City of Maple Valley.)

The unincorporated Summit Pit Area is included in the "Land Use Element" of the City of Maple Valley Comprehensive Plan. The Plan was established in 1999 and updated in 2000, 2001, and 2003. The proposed Summit Pit Area Annexation would be consistent with the City of Maple Valley Plan (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, environmental protection, and mutual social and economic benefits. More specifically:

LU-G1: Future land uses shall be planned to be in keeping with vision of Maple Valley residents.

LU-G3: Open spaces and environmentally sensitive areas shall be protected to preserve the natural environment and enhance the built community

LU-P4: Growth should be directed to urban areas with existing infrastructure capacity

The City of Maple Valley reports that the proposed Summit Pit (Site 27) Annexation also conforms to the State Growth Management Act (RCW 36.70A.) The City of Maple Valley reports that the proposed Summit Pit (Site 27) Annexation conforms to the State Growth Management Act (RCW 36.70A.). For example, the Summit Pit (Site 27) Annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, this proposed Annexation reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development.

The Summit Pit (Site 27) Annexation is further reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Summit Pit (Site 27) Annexation:

FW 11: Land Use patterns shall protect natural environment by reducing land consumption through concentration of development.

FW-12: Urban areas shall provide for development of land and provision of services.

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-26: Urban areas shall be characterized by urban development

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-102: Annexation of lands should be consistent with planning for urban growth consistent with available built resources and protection of natural resources/land characteristics.

U-115: New development should be permitted where public services can be efficiently provided.

U-201: Annexation of urban areas should be promoted to permit King County to direct services to the region and to rural areas.

Annexation would permit the City of Maple Valley to implement land use designations and zoning standards for Summit Pit (Site 27) as permitted by state law (RCW 36.70A) and by the King County Comprehensive Plan. More specifically, upon annexation of the Summit Pit (Site 27) Area, the City is prepared to:

- Provide land designations to permit development of primary land uses and corollary public services (e.g., roadways)
- Provide development review services and general administrative services to the Summit Pit Annexation Area under local, regional, and state standards.
- Provide land designations to provide for protection of environmentally sensitive areas
- Provide environmental review for development and protection of the Summit Pit Area (including evaluation and regulation of environmentally sensitive areas.)

The proposed Summit Pit (Site 27) Annexation is reportedly consistent with the applicable provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this Annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods and with Objective 2 which calls for definition of the annexation area by physical boundaries. The Summit Pit (Site 27) Area is linked to Maple Valley by its location within the boundaries of the City and by natural/built geographic features (e.g., roadways, terrain contours, open spaces). A shared social fabric is anticipated as future residential development will be similar to existing residential development in the surrounding City of Maple Valley.

The proposed Summit Pit (Site 27) Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The present Summit Pit Area is a portion of an “island” of unincorporated land established for annexation to the City of Maple Valley.

The Summit Pit (Site 27) Annexation Area is linked to and receives services from the City of Maple Valley either directly or by contract with service providers. With annexation to Maple Valley, all services and land use regulations for the Summit Pit (Site 27) Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. For example, Covington Water District and Soos Creek Sewer District would continue to provide services to the Summit Pit (Site 27) Area. Maple Valley Life and Safety will continue to provide fire/emergency services to the Summit Pit (Site 27) Annexation properties. King County provides police services and law/justice services to the entire City of Maple Valley.

Summit Pit (Site 27) Area students would continue to be served by the Tahoma School District. The King County Library and local/regional recreation facilities would be available to residents.

This Summit Pit (Site 27) Annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Maple Valley has reportedly conducted fiscal analyses related to the proposed Summit Pit (Site 27) Annexation. The Study findings report that expenditures associated with serving the area in conjunction with future development would be approximately \$13,887.00 – or .05% of the Maple Valley operating budget. Property tax revenue is anticipated to be \$450.00. Additional revenue (e.g., utility taxes) has not been calculated at this time, however, upon annexation, property owners will assume their share of the regular and special levy rates of the City for property taxes, capital facilities and public services. Therefore, the costs of governing Summit Pit (Site 27) can be readily assumed and managed by the City of Maple Valley.

The City reportedly supports the Summit Pit (Site 27) Annexation so that Maple Valley may serve future citizens of the area.